FORM-7

[REGULATION-09]

Quarterly Progress Report for Quarter ending JAN/FEB/MARCH of 2022-23 (Year)

I. PARTICULARS OF PROJECTS				
Project Registration No.	BRERAP00015-98/36/R-1556/2023	Name of Project	VASTU VIHAR PH-03 PURNEA	
Name of Promoter	TECHNOCULTURE BUILDING CENTER PVT Ltd.	Project Address	Near Gunda Chowk Near Riddhi Siddhi Petrol Pump, PURNEA	
Name of Co- Promoter	NO			
Projects Registration Valid Up to	28/01/2026			
Starting date of project or Phase of the Project	15/03/2023			
Type of project or Phase of the Project	**1.Plotted Development**			
Period of Validity of map by the competent Authority	21/02/2026			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF BUNGALOW				
Plot Name	Plot Type	Plot Area	Total No. of Sanctioned Plots	Total No. of Plots
1.Plot Type A-01 to A-36	Residential	900Sqft	36 Plots	1.Booked-20 2.Sold-3
2.Plot Type B-01 to B-23	Residential	1000Sqft	23 Plots	
3.Plot Type-C-01	Residential	1024Sqft	01 Plot	
4.Plot Type C2 to C-19	Residential	1400Sqft	19 Plots	
5.Plot TypeC-03 to C-08	Residential	1720Sqft	08 Plots	

6.Plot Type C-04 to C-06	Residential		1680Sqft	08 Plots	
7.Plot Type C-05 to C-02	Residential		1912.5Sqft	02Plots	
8.Plot Type D-01	Residential		7630sqft	01Plot	

III. DISCLSOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Total Number of Plots	Total No. of Sanctioned Garages	Total no. of Garages: 1. Booked / Allotted- 2. Sold-	20 03
98	N/A		

IV. Construction Progress of the Project		
1. Building / Wing / Layout No.		(To beaded for each Building / Wing)
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	N/A
2.	Basements (if any)	N/A
3.	Podiums (if any)	No
4.	Plinth	N/A
5.	Stilt Floor	N/A
6.	Slabs of Super Structure	N/A
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	N/A
8.	Sanitary Fittings within the Flats / Premises, Electrical Fittings Within the Flat/ Premises.	N/A
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	N/A
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the	N/A

	Building / Wing.	
11.	Installation of lift, Water pumps, fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings, Mechanical Equipment, compliance to conditions of environment / CRZ NOC, finishing to entrance lobby /s, plinth protection, paving of areas appurtenant to building / wing, Compound wall and all other requirements as may be required to complete projects as per specification in Agreement of Sale. *Any other activities.*	N/A

V. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes)	Percentage of actual Work Done (As on the of Certificate)	25% Details
(1)	(2)	(3)	(4)	(5)
1.	Internals road & Footpaths		20%	
2.	Water Supply		15%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)		10%	
4.	Strom Water Drains	No	N/A	No
5.	Landscaping & Tree Planting		15%	Besides the Boundary Wall
6.	Street Lighting		10%	On The Main Road and the branch Road
7.	Community Buildings	No	No	No
8.	Treatment and Disposal of Sewage and Sullage Water		N/A	
9.	Solid Waste management & Disposal	No	N/A	No
10.	Water conversation / Rain Water Harvesting.	No	N/A	No
11.	Energy Management	No	N/A	No
12.	Fire Protection and Fire Safety		Under Process	

	Requirements		
13.	Closed Parking		N/A
14.	Open Parking		N/A
15.	Electrical Meter Room, Sub –Station, Receiving Station		N/A
16.	Others (Option to Add More)		

VI. PHOTOGRAPG OF THE PLOTS	
S. No.	Particulars
1.	Front Side Uploaded on Web Portal
2.	Back Side Uploaded on the Web Portal
3.	

VII. FINANCIAL PROGRESSS OF THE PROJECT		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Bank Account No.	50200078256372 (HDFC Bank)
2.	Estimated cost of Project including land cost at the start of the Quarter	4,29,00,000/-
3.	Amount received during Quarter	63,53,002/-
4.	Actual Cost Incurred during Quarter	8,61,185/-
5.	Net Amount at the end of Quarter	55,366.26/-
6.	Total expenditure on project till date	18,60,574/-
7.	Details of Mortgage or Charge, if any, created on the Land and the Projects	

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	NO
1.	Case No.	
2.	Name of Parties	
B	Sale / Agreement for Sale during the Quarter	
1.	Sale Deed	03
2.	Agreement for Sale	00

Undertaking:

I/ we solemnly affirm. declare and undertaking that all the details stated above are true to the best of my / our knowledge and noting material has been concealed here from. I am / we are

executing this undertaking to attest to the truth of all the foregoing and to apprise the authority of such facts as mentioned as well as for whatever other legal purpose this undertaking may serve.

FOR TECHNOCULTURE BUILDING CENTR...

Dinesh K Tiwari

Signature of Promoter DIRECTOR

Name: Dinesh Kumar Tiwari

Date:15/04/2024